



Housing and Redevelopment Authority  
of the City of Saint Paul, Minnesota:  
Redevelopment project files

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Market Value Appraisal for  
THE HOUSING AND REDEVELOPMENT AUTHORITY  
of The City of St. Paul, Minn.

Parcel # 141  
Supplement  
to Parcel # \_\_\_\_\_

By

EARL V. DOLAN, M.A.I., S.R.A.  
1024 Pioneer Bldg., St. Paul, Minn.

C. C. BEETH, M.A.I., S.R.A.  
1603 Univ. Ave., St. Paul 4, Minn.

Date August 27th, 195 3

Property Address 270-272 Fuller Avenue  
Fee Owner Charles and Jenny D. Mather  
Contract for Deed Purchaser \_\_\_\_\_  
Legal Description East 17 feet of lot 8, and West 16 2/3 feet of Lot 9, "Elfelt, Bernheimer & Arnolds" Addition to St. Paul  
Lot Size 33.6 x 124.3 Square Feet 4,102  
ASSESSED VALUE F. & T. LAND \$ 550.00 BUILDINGS \$ 1,400.00 TOTAL \$ 1,950.00  
When Acquired \_\_\_\_\_ How Much Paid \$ \_\_\_\_\_ How Much Spent Since \$ \_\_\_\_\_  
INCUMBRANCES: Mortgage \$ \_\_\_\_\_ Appr. Bal. Owing \$ \_\_\_\_\_ Holder? \_\_\_\_\_  
Contract for Deed \$ \_\_\_\_\_ Appr. Bal. Owing \$ \_\_\_\_\_ To Whom? \_\_\_\_\_  
Other \_\_\_\_\_  
BEST ECONOMIC USE: Present Use  
ANY UNLAWFUL USE NOTED: None  
OCCUPANCY: Owner \_\_\_\_\_ Tenants X (See Names on Reverse)  
ZONING: Class A \_\_\_\_\_ B X C \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial: Light \_\_\_\_\_ Heavy \_\_\_\_\_

DESCRIPTION OF IMPROVEMENTS

Type of Building House Function Residence Year Built 1883 Remodeled \_\_\_\_\_  
Construction Frame Number of Stories 2 Number of Rooms 13  
Basement % Excav. 60 Foundation Stone Heat H.A. Stoken-up Stove up General Condition Poor  
Cubic Foot Content 33,535 Garage None Other Bldgs. None

COMPARABLES

By number as shown in submitted list: (Plus or minus percentage to adjust)

No. 140 (plus 33%)  
No. 142 (plus 38%)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>Rear, down</u>	<u>\$45.00</u>	<u>heated</u>	\$ _____		\$ _____		\$ _____
<u>Front, "</u>	<u>\$45.00</u>	<u>"</u>	\$ _____		\$ _____		\$ _____
<u>Rear, Up</u>	<u>\$45.00</u>	<u>"</u>	\$ _____		\$ _____		\$ _____
<u>Front, "</u>	<u>\$45.00</u>	<u>"</u>	\$ _____		\$ _____		\$ _____

Adjusted Total Annual Rent Estimate \$ 1,320.00 Multiplier 4  
Indicated Value Estimate by Income Approach \$ 5,940.00

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>5,400.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ _____
Depreciated Value Estimate Buildings Parcel A	\$ _____
Depreciated Value Estimate Buildings Parcel B	\$ _____
Depreciated Value Estimate Buildings Parcel C	\$ _____
Total	\$ <u>5,400.00</u>
Estimated Land Value	\$ <u>550.00</u>
Total, Land and Buildings	\$ <u>5,950.00</u>

The within described real property has been appraised in accordance with the rules and professional ethics of the American Institute of Real Estate Appraisers and of the Society of Residential Appraisers, of which organizations we are members, and, subject to the limiting conditions as expressed, we hereby certify that in our opinion the property hereinabove described has a market value as of the date hereof in the amount of

- - Five Thousand Nine Hundred Fifty - - Dollars  
\$5,950.00

Further, that this total parcel (including supplements if any) has an estimated market value in the amount of  
- - Five Thousand Nine Hundred Fifty - - Dollars  
\$5,950.00

Earl V. Dolan  
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Tenants Names

Up Rear: Dale Olson  
" Front: D. Matychek  
Down Rear: Robert Snyder  
" Front: Vacant

Remarks: